

ORDER RECEIVED FOR FILING

1. James D. Sherr & legal owner, of the property
situate in Baltimore County and which is described in the description and
plat attached hereto and made a part hereof, hereby petition for a Special
hearing Under Section 500.7 of the Zoning Ordinance of Baltimore County,
to determine whether or not the Zoning Commissioner and/or Deputy Zoning
Commissioner should determine whether a proposed subdivision of existing dwellings
into 4 lots will be governed by transition area requirements or no special
requirements. In a PG 2.5 zone. 2/2

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser _____
 Address _____
 ADMINISTRATIVE _____
 Petitioner's Attorney _____
 Protestant's Attorney _____

Address: 9009 EXHIBIT VIEW A
 BALTO, MD. 21139
 539-7313

Zoning Commissioner of Baltimore County

(over)

DATE August 24, 1979

herby petition for a Variance from Section 1B01.2C.4 to permit lot widths of 51.5' (Lot 1), 50' (Lot 2), 55' (Lot 3) in lieu of the required 70' and to permit a minimum sideyard of 8' and a sum of 20' (Lot 1) in lieu of the required 10' and 25' respectively and to permit a side setback of 6' (Lot 3) in lieu of the required 10'. Section 301.12 - To permit a setback of 2.5' (Lot 1) and 4' (Lot 3) for an open porch in lieu of the required 5'.

Existing houses were constructed in the 40's as rental units - there is Public Sewer, Water, Gas and Road existing - owner wishes to convey each unit separately in fee.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Address 594-7313
Protestant's Attorney

of Jude, 1972., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Town, Baltimore County, on the 26th day of July, 1972 at 10:00 o'clock.

County, on the _____ day of _____, 1971, at _____ o'clock
A. M.

 Zoning Commissioner of Baltimore County.

(over)

William E. Hommond
Zoning Commissioner

TO: _____ Date: July 17, 1979

John D. Seyffert, Director
FROM: Office of Planning and Zoning

SUBJECT: Petition #80-19SPH - Item 235

2nd District

There are no comprehensive planning factors requiring comment on this petition.

JDF:JGH:rw

August 24, 1979

RE: Petitions for Special Hearing and
Variances
NW/SE of Carroll Avenue, 385' SW
of Wilbur Avenue - 2nd Election
District
Jay D. Sherr, et al - Petitioners
NO. 80-19-SPHA (Item No. 235)

I have this date passed my Order in the above referenced matter in accordance with the attached.

WILLIAM E. HAMMOND
Zoning Commissioner

Attachments:

cc: John W. Hessian, III, Esquire
People's Counsel

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 6th day of July, 1979, a copy of the foregoing Order was mailed to Jay D. Sherr and Jeffrey B. Sherr, 9009 Orchard View Avenue, Baltimore, Maryland 21133, Petitioners.

John W. Hessian, III

May 3, 1979

Beginning for the same at a point on the northwest right-of-way line of Carroll Avenue 30 feet wide distant 385 feet more or less measured along the said northwest right-of-way line of Carroll Avenue from the center of Wilbur Avenue thence binding on the said northwest right-of-way line (1) South 32° 18' West 10.00 feet (2) North 57° 42' West 120.00 feet (3) South 32° 18' West 90.00 feet, (4) North 57° 57' West 230.00 feet, (5) North 13° 18' East 150.00 feet (6) North 57° 46' East 200.00 feet (7) South 32° 18' West 50.00 feet (8) South 57° 42' East 150.00 feet to the place of beginning.

Containing 0.785 Acres of land more or less.

Charles V. Stanko
#3026

May 28, 1979 Page 2

If possible, your scheduling of the hearing at an early date will be appreciated.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

Enclosure

May 28, 1979

GEORGE WILLIAM STEPHENS, JR.
CHAIRMAN OF THE BOARD
W. HARRY JESSOP, JR. L.S.
CHARLES E. FICK, P.E.
FRANCIS W. ZEIGLER, JR., L.S.

MAY 28 '79 PM

☐ ...
☐ F I
☐ CHD

ZONING DEPARTMENT

By

RE: Sherr Property
9000 Block Orchard View Avenue

Our Office has been retained by Mr. Sherr to prepare Zoning Applications, Preliminary Plan, Development Plan, and Record Plat.

He owns a lot on which there are four existing houses which are presently rented. The houses are located on a county-maintained accessway. Each house has its own water service, sewer connection and Assessment Number. The houses were constructed approximately 30 years ago. These conditions have been discussed with Mr. Dyer, Mr. Short and the Planning Commission. The change from rental to home ownership appears to be desirable for the neighborhood and the county. He plans to comply with county requirements which includes construction of a storm drain.

Development Plan and Record Plat approval are contingent upon the granting of yard Variances. Your office has required that the Variance Hearing to determine the appropriateness of the application of "transition zone" requirements. Copies of the applications and plat are enclosed.

The total plan processing time through recording of a plat will be between 6 and 12 months. The processing time could be reduced if Mr. Sherr's hearing could be held at an early date.

It is our belief that the hearing qualifies as an emergency. Mr. Sherr's letter which is enclosed explains the nature of the emergency. Simply stated,

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that individual ownership of the four dwellings rather than ownership as rental properties, would be beneficial to the health, safety, and general welfare of the community, a Special Hearing to determine the applicable area requirements for each lot, small lot or transition in a R.R.1.1 Zone, was held and, in keeping with the testimony produced, it is determined that the requirements of the transition area are applicable for the existing dwellings in accordance with Section 1801.2.C.4 of the Baltimore County Zoning Regulations.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of August, 1979, that the transition area requirements apply to the property which is the subject of the herein Petition for Special Hearing, and, therefore, the application thereof should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Amended site and development plans, complying with all applicable height and area requirements, be submitted.
2. Approval of said amended site and development plans by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of August, 1979, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community, and, therefore, the Variances should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of August, 1979, that the herein Petition for Variances to permit lot widths of 51.5 feet for Lot 1, 50 feet for Lot 2, and 55 feet for Lot 3 in lieu of the required 70 feet; a minimum side yard setback of 8 feet and a sum of the side yard setback of 10 feet for Lot 1 in lieu of the required 10 feet and 25 feet; a side yard setback of 6 feet for Lot 3 in lieu of the required 10 feet; and side yard setbacks of 2.5 feet for Lot 1 and 4 feet for Lot 3, for open porches, in lieu of the required 7.5 feet should be and the same is GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the Special Hearing Order.

William E. Hammond
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of August, 1979, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

RECEIVED
MAY 25 1979
GEO. W. STEPHENS, JR.
ASSOCIATES, INC.

May 23, 1979

Jay D. Sherr
314 Townleigh Road
Reisterstown, Maryland 21136

William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Sir:

I would appreciate it if you could arrange an early hearing date for my property at the 9000 block Orchard View Avenue. I understand you are very busy at this time. I ask this only to help insure the health and welfare of my family.

Let me explain briefly. An intruder entered our house and attempted to rape my wife. She beat him off and he sent back another man who attempted to murder her on two occasions. Needless to say she cannot live comfortably in this house any more. This forced us to move requiring the sale of these houses as soon as possible.

We wish very much to remain homeowners and if we can sub divide and sell we will not have to enter a rental situation. Also sub division will take 4 existing houses being rented and make them available for home ownership.

I am willing to meet with you, at your convenience, to explain more fully. Thank you for your time and attention.

Very Truly Yours,

Jay D. Sherr



BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

Messrs. Jay D. and Jeffery B. Scherr cc. Mr. George W. Stephens and Assoc., Inc.
9009 Orchard View Avenue 303 Allegheny Avenue
Baltimore, Maryland 21133 Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 4th day of June, 1979.

William E. Hammond
Zoning Commissioner

Petitioner Jay D. Scherr et al

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Parks Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

July 12, 1979

Messrs. Jay D. and Jeffery B. Scherr
9009 Orchard View Avenue
Baltimore, Maryland 21133

RE: Item No. 235
Petitioner - Jay D. Scherr et al
Special Hearing and Variance

Dear Messrs. Scherr:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the northwest side of Carroll Avenue approximately 385 feet southwest of Wilbur Avenue in the 2nd Election District, your property is presently zoned D.R. 3.5 and is improved with four dwellings on one tract, which are to be subdivided into four separate lots. This Special Hearing is required in order to determine whether the proposed subdivision should be governed by Section 1801.2.C.4 of the Baltimore County Zoning Regulations, which indicates minimum standards for properties located in residential transition areas, as is this site, or whether it should be governed by Section 1802.3.C.1 of said regulations, which indicates minimum standards required for small tracts of land.

If it is determined that the proposed subdivision should be governed by the latter Section and since the minimum required area of 10,000 square feet per lot cannot be attained, your proposal would not be allowed. If it is determined that transition requirements are applicable, only 7,000 square feet per lot will be required. The Variances are necessary to allow the existing structures to remain closer to the proposed property lines than would be allowed and to reduce the required widths for three of the proposed lots.

Item No. 235
Page 2
July 12, 1979

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:mc

cc: Mr. George W. Stephens and Assoc., Inc.
303 Allegheny Avenue
Towson, Maryland 21204

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

July 11, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 235 -ZAC- Meeting of May 22, 1979
Property Owner: Jay D. & Jeffery B. Scherr
Location: NW/4 Carroll Ave. 385' SW Wilbur Ave.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit lot widths of 51.5' (Lot 1), 50' (Lot 2), and 55' (Lot 3) in lieu of the required 70' and to permit a minimum side setback of 8' and a sum of 20' in lieu of the required 10' and 25' respectively and to permit a side setback of 6' (Lot 3) in lieu of the required 10' and to permit a setback of 2.5' (Lot 1) and 4' (Lot 3) for an open porch in lieu of the required 7.5'. Special Hearing to determine whether a proposed subdivision of 4 existing lots will be governed by transition area requirements or small lot requirements.

Acres: 0.785
District: 2nd

Dear Mr. Hammond:

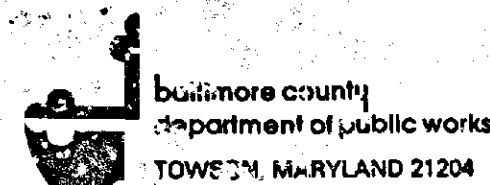
The requested variances represent no increase in use, therefore, no increase in traffic is expected.

Very truly yours,

Michael S. Flanagan
Engineer Associate II

MSF/wjm

NOV 06 1979



THORNTON M. MOURING, P.E.
DIRECTOR

July 12, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #235 (1978-1979)
Property Owner: Jay D. & Jeffrey B. Sherr
N/W Carroll Ave. 385' S/W Wilbur Ave.
Existing Zoning: DR 3.5
Proposed Zoning: Variance to permit lot widths of 51.5' (Lot 1), 50' (Lot 2), and 55' (Lot 3) in lieu of the required 70' and to permit a minimum side setback of 8' and a sum of 20' in lieu of the required 10' and 25' respectively, and to permit a side setback of 6' (Lot 3) in lieu of the required 10' and to permit a setback of 2.5' (Lot 1) and 4' (Lot 3) for an open porch in lieu of the required 7.5'. Special Hearing to determine whether a proposed subdivision of 4 existing lots will be governed by transition area requirements or small lot requirements.
Acres: 0.785 District: 2nd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Subdivision and resubdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations. This proposed subdivision has received "Tentative Approval".

Highways:

The present access to these four residences (three rental) has been maintained by Baltimore County Bureau of Highways for .06 mile.

Carroll Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading or building permit application or further development/subdivision of this property.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream

Item #235 (1978-1979)
Property Owner: Jay D. & Jeffrey B. Sherr
Page 2
July 12, 1979

Sediment Control: (Cont'd)

of the property. A grading permit is, therefore, necessary for all grading, including the stripping of soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Storm drains, which will be required in connection with the subdivision or any further development of this property, are to be designed and constructed in accordance with Baltimore County Standards and Specifications.

Drainage and utility easements are required within this property.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 4-inch water main, within a Baltimore County 10 and 20-foot utility easement acquired from James Perry Wade, as shown on the Baltimore County Bureau of Land Acquisition Drawing RW 73-313-1, which serves the four residences on this tract of land. There is a fire hydrant at the northeast corner of Carroll Avenue and Orchard View Avenue (25 feet wide) as shown on Baltimore County Water Plan #43-0360, File 3.

There is 8-inch public sanitary sewerage within a Baltimore County 10-foot right-of-way offsite and contiguous to the southwesterly outline of this tract (RW 71-070), which serves the four residences on this property, as shown on Baltimore County Sanitary Sewer Plan #72-0920, File 1. A drainage and utility easement is required through this property.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley
R. Morton
R. Covahey

P-54 Key Sheet
25 & 26 NW 35 Pos. Sheets
NW 7 I Topo
77 Tax Map



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

June 26, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 235, Zoning Advisory Committee meeting of May 22, 1979, are as follows:

Property Owner: Jay D. & Jeffrey B. Sherr
Location: NW/S Carroll Ave. 385' SW Wilbur Ave.
Existing Zoning: DR 3.5
Proposed Zoning: Variance to permit lot widths of 51.5' (Lot 1), 50' (Lot 2), and 55' (Lot 3) in lieu of the required 70' and to permit a minimum side setback of 8' and a sum of 20' in lieu of the required 10' and 25' respectively and to permit a side setback of 6' (Lot 3) in lieu of the required 10' and to permit a setback of 2.5' (Lot 1) and 4' (Lot 3) for an open porch in lieu of the required 7.5'. Special Hearing to determine whether a proposed subdivision of 4 existing lots will be governed by transition area requirements or small lot requirements.

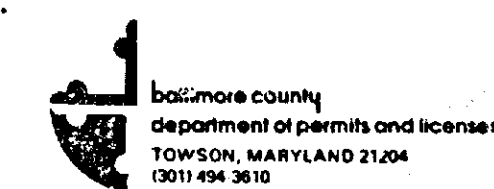
Acres: 0.785
District: 2nd
The items checked below are applicable:
Any new
X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.
X B. A building permit shall be required before construction can begin.
C. Additional _____ Permits shall be required.
D. Building shall be upgraded to new use - requires alteration permit.
X E. Three sets of construction drawings will be required to file an application for a building permit.
F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
I. No Comment.
X J. Comment: See attached Code memo on porches.

Metropolitan water and sewer exist, therefore no health hazards are anticipated.

Very truly yours,

Jan J. Forrest
Jan J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP:ph6



JOHN D. SEYFERT
DIRECTOR

May 18, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #235 Zoning Advisory Committee Meeting, May 22, 1979 are as follows:

Property Owner: Jay D. & Jeffrey B. Sherr
Location: NW/S Carroll Ave. 385' SW Wilbur Ave.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit lot widths of 51.5' (Lot 1), 50' (Lot 2), and 55' (Lot 3) in lieu of the required 70' and to permit a minimum side setback of 8' and a sum of 20' in lieu of the required 10' and 25' respectively and to permit a setback of 2.5' (Lot 1) and 4' (Lot 3) for an open porch in lieu of the required 7.5'. Special Hearing to determine whether a proposed subdivision of 4 existing lots will be governed by transition area requirements or small lot requirements.
Acres: 0.785 District: 2nd
The items checked below are applicable:
Any new
X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.
X B. A building permit shall be required before construction can begin.
C. Additional _____ Permits shall be required.
D. Building shall be upgraded to new use - requires alteration permit.
X E. Three sets of construction drawings will be required to file an application for a building permit.
F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
I. No Comment.
X J. Comment: See attached Code memo on porches.

Very truly yours,

Charles E. Burham
Charles E. Burham
Plans Review Chief

CEB:rrj

REVISED 1-1-78
BALTIMORE COUNTY BUILDING CODE
RULES AND REGULATIONS
SECTION: 109

CODE MEMORANDUM #202

April 5, 1973

SUBJECT: Awnings and Porches

A. REAR PORCHES

Rear awnings or open porches may be constructed of combustible floor and or roof materials if all construction is 24" or more from the interior lot lines or adjoining buildings, and is limited to the first floor level.

If porch or awning abuts an adjoining line, it shall require an 8" masonry party wall as a shielding wall which shall extend past the face of the porch 12" and shall extend upward to the underside of the roof sheathing, without openings.

A porch or awning may be constructed less than 24" from a property line without the 8" masonry shielding wall if it is totally non-combustible in construction and no attempt is made to enclose it; when approved by the Buildings Engineer.

B. FRONT PORCHES

Front awnings and porches, may be continuous across property lines and of combustible construction if:

1. They are properly fire stopped with non-combustible materials at each interior property line.
2. They have no combustible supporting members within 24" of the interior property line.
3. They are limited to one story in height.
4. The adjoining owners agree in writing.
5. The porch is open front and sides.

Drywall and sheet metal are examples of non-combustible materials which are acceptable for fire stopping.

C. ALL PORCHES

If any porch is to be closed, it shall be considered a habitable part of the dwellings interior and shall be subjected to all of the applicable requirements that pertain to one and two family dwellings in the Baltimore County Building Code, and its supplements, particularly Section 907.3 as amended.

This does not in any way waive any requirements, such as set backs or other rules, regulations or codes of other County or State Departments, which may also be applicable.

Steven Koren
Steven Koren, Buildings Engineer

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Office of Planning and Zoning
FROM: Lt. Thomas Kelly
Fire Prevention Bureau

Date: June 14, 1979

SUBJECT: Zoning Advisory Committee Meeting of May 22, 1979

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

ITEM # 234 Property Owner: Douglas W. & Connie J. Largent
Location: SW/S Big Stone Ct. 109' SE Johnnycake Rd.
No Comments

ITEM # 235 Property Owner: Jay D. & Jeffrey B. Sherr
Location: NW/S Carroll Ave. 385' SW Wilbur Ave.
No Comments

ITEM # 238 Property Owner: Albert M. Scharrmann, et al
Location: S/S Trepid Rd. 127.71' W Silverage Rd.
No Comments

ITEM # 239 Property Owner: Michael T. & Mary T. Lynch
Location: W/S Pfeffers Rd. 782' S Bradshaw Rd.
No Comments

ITEM # 240 Property Owner: Charles M. & Linda M. Boblitz
Location: W/S St. Georges Rd. 900' S Middleborough Rd.
No Comments

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 18, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

RE: Item No: 234, 235, 236, 237, 238, 239, 240
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Potrovich
W. Nick Potrovich,
Field Representative

WNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WELLS, JR., VICE-PRESIDENT
MARCUS H. BOYBARI

THOMAS H. DOYER
MRS. LORRANE F. LINDSAY
ROGER D. HAYDEN
ROBERT Y. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON H. SMITH, JR.
RICHARD W. TRACEY, D.V.M.



LESLIE H. GRAEF
DIRECTOR

July 13, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #235, Zoning Advisory Committee Meeting, May 22, 1979, are as follows:

Property Owner: Jay D and Jeffrey B. Sherr
Location: NW/S Carroll Ave. 385' SW Wilbur Avenue
Existing Zoning: D. R. 3.5
Proposed Zoning: Variance to permit lot widths of 51.5' (Lot 1), 50' (Lot 2), and 55' (Lot 3) in lieu of the required 70' and to permit a minimum side setback of 8' and a sum of 20' in lieu of the required 10' and 25' respectively and to permit a side setback of 6' (Lot 3) in lieu of the required 10' and to permit a setback of 2.5' (Lot 1) and 4' (Lot 3) for an open porch in lieu of the required 7.5'. Special Hearing to determine whether a proposed subdivision of 4 existing lots will be governed by transition area requirements or small lot requirements.
Acres: 0.785
District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

NOV 06 1979

PETITION FOR VARIANCE
 1. District: 2nd
 2. Date of Posting: July 6, 1979
 3. Petitioner: JAY D. SHERR ET AL
 4. Location of property: NW SIDE CARROLL AVE. 385' S/W WILBUR AVE
 5. Location of Signs: FRONT 9005 ORCHARD VIEW AVE.
 6. Remarks: 2-SIGNS
 7. Posted by: Thomas S. Roland
 8. Date of return: July 13, 1979

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 2nd Date of Posting: July 6, 1979
 Posted for: PETITION FOR VARIANCES
 Petitioner: JAY D. SHERR ET AL
 Location of property: NW SIDE CARROLL AVE. 385' S/W WILBUR AVE
 Location of Signs: FRONT 9005 ORCHARD VIEW AVE.
 Remarks: 2-SIGNS
 Posted by: Thomas S. Roland
 Date of return: July 13, 1979

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case:	Map #									

CERTIFICATE OF PUBLICATION
 TOWSON, MD. July 5, 1979
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once each week, one time, six weeks before the 26th day of July, 1979, the first publication appearing on the 5th day of July, 1979.

THE JEFFERSONIAN
[Signature]
 Manager

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received * this 9 day of July, 1979. Filing Fee \$ Received ☒ Cash ☐ Other ☐

Petitioner: *[Signature]* Submitted by: *[Signature]*
 Petitioner's Attorney: *[Signature]* Reviewed by: *[Signature]*

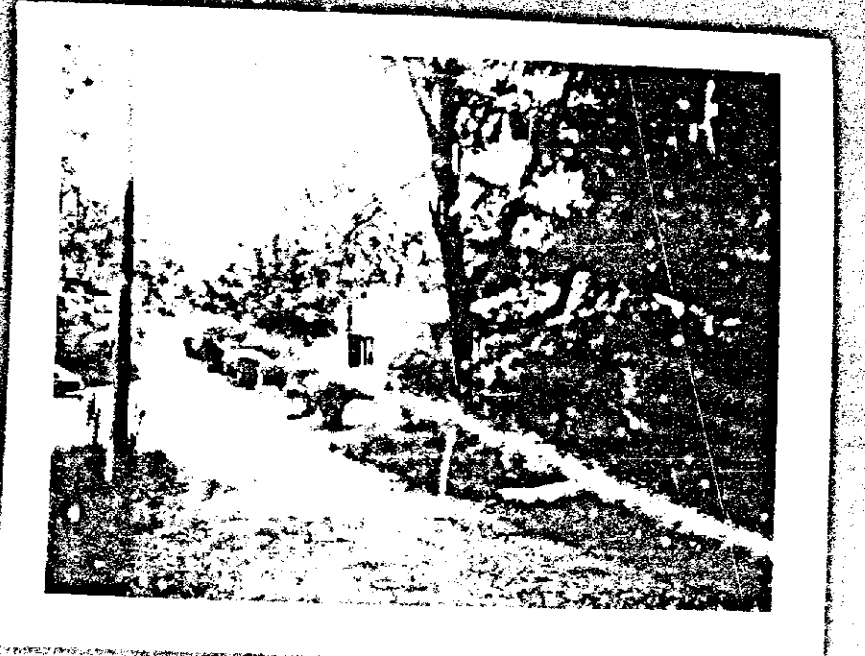
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: July 26, 1979 ACCOUNT: #01-562
 AMOUNT: \$77.90 (Cash)
 RECEIVED FROM: Jay D. Sherr
 FOR: Advertising and Posting for Case No. 80-19-SPHA

304221 26 7790

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: June 25, 1979 ACCOUNT: #01-662
 AMOUNT: \$25.00
 RECEIVED FROM: George William Stephens, Jr. & Assoc., Inc.
 FOR: Posting and Advertising of Case No. 80-19-SPHA

303878 26 2500

VALIDATION OR SIGNATURE OF CASHIER

